

An  
Bord  
Pleanála

**Board Direction**  
**BD-014712-23**  
**ABP-313363-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2023.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.


## **Reasons and Considerations**

1. The Dun Laoghaire Rathdown Development Plan 2022-2028 (Policy Objective PHP27) seeks to create sustainable residential communities which contain a wide variety of housing and apartment types, sizes and tenures, in accordance with the Housing Strategy and Housing Need and Demand Assessment (HNDA). Based on the HNDA, Section 12.3.3.1 of the Development Plan requires that developments of the nature proposed contain a minimum of 20% three or more bedroom units and a maximum of 30% one-bedroom / studio units. These provisions are considered reasonable in accordance with Specific Planning Policy Requirement 1 of 'Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities' issued by the Department of Housing, Local Government and Heritage (December 2020, updated December 2022). The proposed development as originally proposed comprises entirely of one and two-bedroom apartments and is devoid of three or more-bedroom units. Notwithstanding the alternative proposal submitted at appeal stage, which provided 8.7% 3 bed units, the Board considered that the proposal would materially contravene Development Plan policy in terms of unit mix and would, therefore, fail to adequately address the evidence-based housing needs of the

local area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Board considered that the proposed development would seriously injure the residential and visual amenities of adjoining properties by reason of its design, scale and mass in particular, and represented overdevelopment of a restricted site, relative to the existing and permitted development on site. The proposed development, by virtue of its layout, massing, and design would represent a visually obtrusive form of the development relative to its immediate environment, would constitute overdevelopment of the site and would be contrary to Policy Objectives PHP18, PHP20, PHP35 and the Building Height Strategy (contained in Appendix 5) of the Dun Laoghaire Rathdown County Development Plan 2022-2028 and Section 3.2 of the Urban Development and Building Heights Guidelines for Planning Authorities (2018) in terms of standards of urban design, architectural quality and place making outcomes at the scale of the relevant to site context. The proposed development provides an inadequate design response to this sensitive infill site and be contrary to the proper planning and sustainable development of the area.
3. Having regard to the design and layout of the proposed development, including the siting, height and massing of the proposed blocks and the limited separation distances provided to site boundaries involved in the proposed development, it is considered that the proposed development would have a negative impact on the residential amenities, by way of overbearing, and visual amenity of the properties to the immediate east, north and south of the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

  
Stephen Brophy

**Date:** 29/11/2023